

**Fieldgate Dock, Brightlingsea,  
CO7 0BA**

**Guide Price £445,000 Share of Freehold**



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

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- UNRIVELLED LOCATION WITH WATERFRONT VIEWS ACROSS THE ESTUARY
- RARELY AVAILABLE 4 BEDROOM FAMILY HOME OVER 3 FLOORS
- OPEN PLAN LOUNGE/ DINING ROOM/ KITCHEN
- FAMILY BATHROOM
- LARGE BALCONY
- TERRACE
- GARAGE AND PLENTY OF OFF ROAD PARKING
- BOAT STORAGE
- PRIVATE MOORING
- PICTURESQUE CINQUE PORT COASTAL TOWN

## RARELY AVAILABLE - UNRIVALLED LOCATION WITH WATERFRONT VIEWS

Welcome to FIELDGATE DOCK.

A unique opportunity to purchase this 4 bedroom family home in one of the most revered locations in Brightlingsea. Spanning over 3 floors, this delightful property, which has been owned and enjoyed by the current owners for over 50 years, offers UNINTERRUPTED VIEWS OVER THE COLNE ESTUARY, Brightlingsea Creek and shoreline. Highlights include open plan kitchen/diner/lounge with patio doors onto the large balcony which takes in the glorious seascape, family bathroom, garage and plenty of off road parking / boat storage, PLUS for the sailing enthusiasts a PRIVATE MOORING. For further information or secure your viewing appointment, please call Town and Country Residential 01206 302288 Agent note – The property enjoys a long lease with all seven residents having a share of the freehold with an active management committee.



**The accommodation with approximate room sizes are as follows:**

#### **ENTRANCE**

Double glazed front door to:

#### **ENTRANCE HALL**

Stairs to first floor, tiled flooring, doors to:

#### **GARAGE**

30' 0" x 15' 5" (9.14m x 4.70m) >8'4"

Up and over door, warm air boiler, double doors to the rear leading onto terrace, two x porthole windows to rear

#### **FIRST FLOOR LANDING**

Doors to:

#### **BATHROOM**

Double glazed window to the front, cupboard housing hot water tank, tiled walls, low level W.C, pedestal wash hand basin, panelled bath

#### **LOUNGE/DINER**

17' 7" x 15' 3" (5.36m x 4.64m)

The most spectacular views can be enjoyed over the river estuary from the lounge/diner. Large patio door enables the outside views to be enjoyed from the comfort of the lounge or from the balcony which directly overlooks the beach, sea, beach huts and beyond. Whatever season, the amazing seascape and coastline, always delivers the most spectacular views. Open plan to kitchen:



## **KITCHEN**

12' 3" x 6' 8" (3.73m x 2.03m)

Double glazed window to front allowing plenty of light into the room. A comprehensive display of units which includes 1½ bowl sink and drainer set in roll edge work-tops to 3 sides with cupboard and drawers under, wall mounted cupboards to 1 wall, integrated fridge freezer, space for dish washer, built in oven, 4 ring electric hob with extractor over, tiled splash back

## **SECOND FLOOR LANDING**

Access to loft, doors to:

## **PRINCIPAL BEDROOM**

15' 2" x 9' 4" (4.62m x 2.84m)

A simply stunning view over the sea can be enjoyed from the large double glazed picture window. A range of white units and wardrobes provide storage along with a wash hand basin vanity unit. AGENT NOTE: The 4th bedroom is located directly to the side of the main bedroom and would lend itself perfectly to an en suite bathroom to facilitate the principal bedroom.

## **BEDROOM 2**

10' 0" x 8' 5" (3.05m x 2.56m)

Double glazed window to front, wash hand basin set in vanity unit, built in wardrobe

## **BEDROOM 3**

8' 5" x 5' 10" (2.56m x 1.78m)

Double glazed window to side, built in wardrobe, sea views across the boating lake

## **BEDROOM 4**

6' 5" x 8' 9" (1.95m x 2.66m)

Double glazed window to side. Although the current owners have utilised this room as guest accommodation, it could easily be converted to make an en-suite for principal bedroom,

## OUTSIDE

### REAR

Relax and take in the beautiful sea views over the Estuary from the large patio which leads onto communal lawns.

SIDE Extra parking and boat storage can be found to the side of the property and accessed via a front gate or from the rear.

FRONT Parking via a driveway for numerous vehicles leading to the garage.



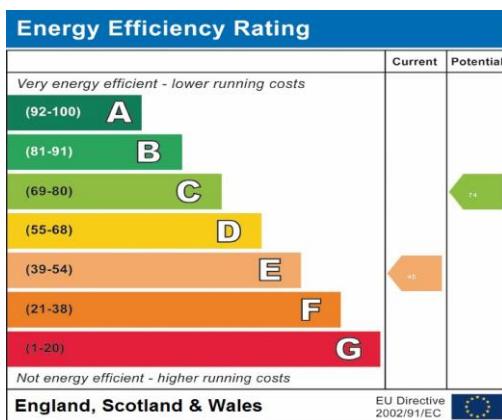
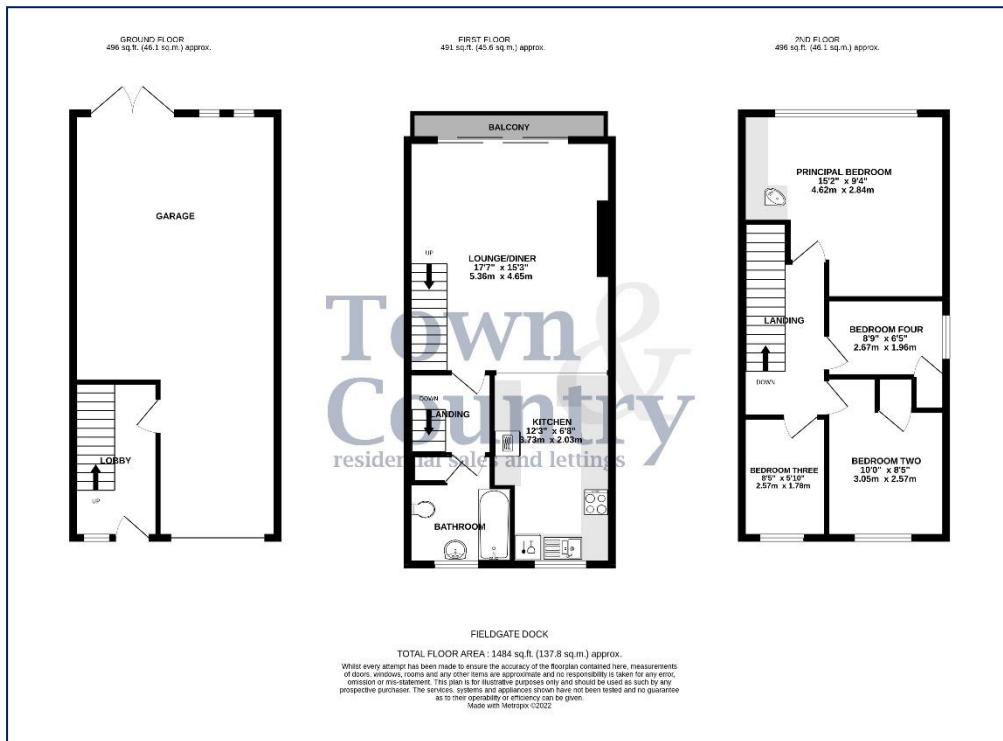


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